

IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
S/S Sparks Road, 2440 ft. +/-  
E of c/l Spark's Station Rd.  
1631 Sparks Road  
10th Election District  
3rd Councilmanic District  
John Hasler, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-506-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage 24 ft. in height, surmounted with a 4 ft. 6 inch high cupola, in lieu of the required 15 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July, 1992 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage 24 ft. in height, surmounted with a 4 ft. 6 inch high cupola, in lieu of the required 15 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LES:mmn

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113, Courthouse  
480 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 29, 1992

Mr. and Mrs. John Hasler  
1615 Kurtz Avenue  
Lutherville, Maryland 21093

RE: Petition for Residential Zoning Variance  
Case No. 92-506-A  
1631 Sparks Road  
John Hasler and Judith C. Hasler, Petitioners

Dear Mr. and Mrs. Hasler:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.  
cc: Julius W. Lichter, Esquire

Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 1631 Sparks Road  
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)  
Section 400.3 to permit a detached garage 24' in height, surmounted with a 4'6" high cupola, in lieu of the permitted 15'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

site constraints and design considerations

Property is to be posted and advertised as prescribed by Zoning Regulations  
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
John Hasler  
Signature  
Judy Hasler  
Signature  
Address  
1615 Kurtz Avenue  
Lutherville, MD 21093  
City  
State  
Zip Code  
252-3549  
Phone No.  
Name, Address and phone number of legal owner, contact person or representative to be contacted  
Julius W. Lichter, Esq.  
305 W. Chesapeake Ave.  
Towson, MD 21204  
City  
State  
Zip Code  
321-0600  
Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of July, 1992, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: [Signature]  
DATE: 6-26-92  
ESTIMATED POSTING DATE: 7-12-92

ITEM #: 539

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at  
1631 Sparks Road  
Sparks, MD 21152  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: [Signature]  
We have recently constructed a single family dwelling with a detached garage on a 1.7 acre lot. The garage is 24 feet in height, surmounted with a 4 feet, 6 inches high cupola. The height variance is needed because the garage is not attached to the house due to site constraints and design considerations. The garage, characterized with a steep gable roof, complements the house architecturally and could not have been built aesthetically within the 15 feet height limitation. To comply with the 15 feet height limitation would cause practical difficulty and would necessitate demolishing the garage. Further compliance with the 15 feet height limitation would be unnecessarily less-desirable. Finally, because the site is located well off Sparks Road on a large lot surrounded by other large lots, the granting of the requested variance will not adversely impact neighbors.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

John Hasler  
Type of print name  
Judith C. Hasler  
Type of print name  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of June, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN HASLER AND JUDITH C. HASLER

the Affiant(s), herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 26, 1992

My Commission Expires: March 1, 1995

#539  
ZONING DESCRIPTION  
92-506-A  
Beginning at a point on the south side of Sparks Rd. at the distance 2440 ft +/- South east of the centerline of Sparks Station Rd; thence running S 17° 40' 10" E 581.28 ft thence W 89° 50' 50" W 230 ft, thence S 28° 27' 35" W 260.43 ft, thence S 30° 28' 50" E 270.86 ft, thence N 17° 40' 10" E 848.60 ft, thence N 81° 09' 10" E 22.32 ft to the point of beginning, containing 1.740 AC ±. Also known as 1631 Sparks Rd. and located in the 10th Election District.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 10th Date of Posting: 7/2/92  
Posted for: [Signature]  
Petitioner: John & Judy Hasler  
Location of property: 1631 Sparks Rd., 1631 Sparks Rd. E. Sparks Rd.  
Location of signs: [Signature]  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 7/10/92  
Number of signs: 1

92-506-A

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6190  
H92 Number: 539

Date: 6/26/92

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE FEE	1 X	\$50.00
080 -POSTING SIGNS / ADVERTISING	1 X	\$35.00
LAST NAME OF OWNER: HASLER	TOTAL:	\$85.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

92-506-A

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6190  
Number

Date: 6-26-92

Judith C. Hasler  
DR. John Hasler

For Residential Variance (Administrative) \$50.00  
Filing Fee 35.00  
Sign + posting \$85.00

Cashier Validation

040480101MCHRC  
BN 001102AM04-26-92  
Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue  
Towson, MD 21204

July 28, 1992

(410) 887-3353

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, MD 21204

RE: Item No. 539, Case No. 92-506-A  
Petitioner: John Hasler, et ux  
Petition for Administrative Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this  
26th day of June, 1992

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: John Hasler, et ux

Petitioner's Attorney: Julius W. Lichter



DPW/Developers Engineering Division (Public Services)  
Development Review Committee Response Form  
Authorized signature *Arnold Jablon* Date *7/13/92*

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Waiver Number: ZON DED  
Zoning Issue: TE (Waiting for developer to submit plans first)  
Meeting Date: 6-1-92

COUNT 1  
Baltimore County - Southwestern Bell Mobile Systems  
533 6-29-92

DED STP

COUNT 1  
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 7-6-92 NC  
DED DEPRM RP STP TE  
✓ Mark M. Dunn And Darlene Dunn 534 NC  
DED DEPRM RP STP TE  
✓ Philip E. English And Deborah B. English 535 NC  
DED DEPRM RP STP TE  
✓ Clark F. And Ann S. MacKenzie 536 NC  
DED DEPRM RP STP TE  
✓ Charles J. And E. Mae Sinay 537 NC  
DED DEPRM RP STP TE  
✓ Amoco Oil Company 538 NC  
DED DEPRM RP STP TE  
✓ John And Judy Hasler 539 NC  
DED DEPRM RP STP TE  
✓ Paul J. And Marlene A. Leono 540 NC  
DED DEPRM RP STP TE  
✓ W. Claymore And Carol H. Sieck 541 NC  
DED DEPRM RP STP TE

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section  
Office of Planning and Zoning

DATE: July 7, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - July 6, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Mark M. Dunn - Item 534  
Clark F. MacKenzie - Item 536  
John Hasler - Item 539  
W. Claymore Sieck - Item 541

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

7.06.92.txt  
Petitns.txt

RECEIVED  
JUL 14 1992  
ZONING OFFICE

DPW/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature *Arnold Jablon* Date *7/10/92*

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Waiver Number: ZON DED  
Zoning Issue: TE (Waiting for developer to submit plans first)  
Meeting Date: 6-1-92

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✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 N/C 7-6-92  
DED DEPRM RP STP TE  
✓ Mark M. Dunn And Darlene Dunn 534 N/C  
DED DEPRM RP STP TE  
✓ Philip E. English And Deborah B. English 535 N/C  
DED DEPRM RP STP TE  
✓ Clark F. And Ann S. MacKenzie 536 N/C  
DED DEPRM RP STP TE  
✓ Charles J. And E. Mae Sinay 537 N/C  
DED DEPRM RP STP TE  
✓ Amoco Oil Company 538 N/C  
DED DEPRM RP STP TE  
✓ John And Judy Hasler 539 N/C  
DED DEPRM RP STP TE  
✓ Paul J. And Marlene A. Leono 540 N/C  
DED DEPRM RP STP TE  
✓ W. Claymore And Carol H. Sieck 541 W/C  
DED DEPRM RP STP TE

COUNT 9  
FINAL TOTALS  
COUNT 10

Department of Environmental Protection & Resource Management  
Development Review Committee Response Form  
Authorized signature *Arnold Jablon* Date *7-13-92*

Project Name: Clark F. And Ann S. MacKenzie  
File Number: DED DEPRM RP STP TE  
Waiver Number: 536  
Zoning Issue: 7-6-92 Written Improvements  
Meeting Date: 7-6-92

Charles J. And E. Mae Sinay 537 Improvements  
Amoco Oil Company 538 No Comments  
John And Judy Hasler 539 No Comments  
Paul J. And Marlene A. Leono 540 No Comments  
W. Claymore And Carol H. Sieck 541 In process

COUNT 9  
FINAL TOTALS  
COUNT 17  
\*\*\* END OF REPORT \*\*\*

Baltimore County Government  
Fire Department  
700 East Joppa Road Suite 901  
Towson, MD 21204-5500  
JULY 13, 1992  
(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JOHN HASLER AND JUDY HASLER  
Location: #1631 SPARKS ROAD  
Item No.: \* 539 (JJS) Zoning Agenda: JULY 6, 1992

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Juffer* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

RECEIVED  
JUL 14 1992  
ZONING OFFICE

Department of Recreation and Parks  
Development Review Committee Response Form  
Authorized signature *Arnold Jablon* Date *7/14/92*

Project Name: Clark F. And Ann S. MacKenzie  
File Number: DED DEPRM RP STP TE  
Waiver Number: 536  
Zoning Issue: No Comments  
Meeting Date: 7-6-92

Mark M. Dunn And Darlene Dunn 534 No Comments  
Philip E. English And Deborah B. English 535 No Comments  
Clark F. And Ann S. MacKenzie 536 No Comments  
Charles J. And E. Mae Sinay 537 No Comments  
Amoco Oil Company 538 No Comments  
John And Judy Hasler 539 No Comments  
Paul J. And Marlene A. Leono 540 No Comments  
W. Claymore And Carol H. Sieck 541 No Comments

COUNT 9  
FINAL TOTALS  
COUNT 9  
\*\*\* END OF REPORT \*\*\*

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning  
111 West Chesapeake Avenue  
Towson, MD 21204  
July 1, 1992  
(410) 887-3353

John And Judy Hasler  
1615 Korte Avenue  
Lutherville, Maryland 21093

Re: CASE NUMBER: 92-506-A  
LOCATION: S/S Sparks Road, 2440' (+/-) E of c/l Sparks Station Road  
1631 Sparks Road  
10th Election District - 3rd Councilmanic

Dear Petitioner(s):  
Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before July 12 1992. The closing date is July 27, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Laurence E. Scholtz*  
Laurence E. Scholtz  
Zoning Commissioner, Baltimore County

cc: Julius W. Lichter, Esq.



## GARAGE ELEVATIONS

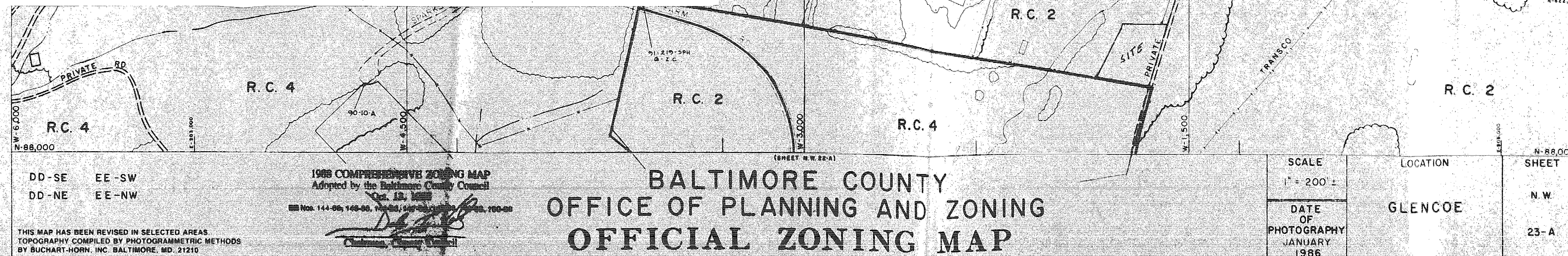




92-506-A #539

BALTIMORE COUNTY  
PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION GLENCOE	SHEET N.W. 23-A
DATE OF PHOTOGRAPHY JANUARY 1986		



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION GLENCOE	SHEET N.W. 23-A
DATE OF PHOTOGRAPHY JANUARY 1986		

92-506-A

#539



IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
S/S Sparks Road, 2440 ft. +/-  
E of c/l Sparks Station Rd.  
1631 Sparks Road  
10th Election District  
3rd Councilmanic District  
John Hasler, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-506-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage 24 ft. in height, surmounted with a 4 ft. 6 inch high cupola, in lieu of the required 15 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 31st day of July, 1992 that the Petition for a Zoning Variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached garage 24 ft. in height, surmounted with a 4 ft. 6 inch high cupola, in lieu of the required 15 ft., in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LES:mmn

-2-

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113, Courthouse  
480 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 29, 1992

Mr. and Mrs. John Hasler  
1615 Kurtz Avenue  
Lutherville, Maryland 21093

RE: Petition for Residential Zoning Variance  
Case No. 92-506-A  
1631 Sparks Road  
John Hasler and Judith C. Hasler, Petitioners

Dear Mr. and Mrs. Hasler:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
encl.  
cc: Julius W. Lichter, Esquire

Petition for Administrative Variance  
to the Zoning Commissioner of Baltimore County  
for the property located at 1631 Sparks Road  
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)  
Section 400.3 to permit a detached garage 24' in height, surmounted with a 4'6" high cupola, in lieu of the permitted 15'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

site constraints and design considerations

Property is to be posted and advertised as prescribed by Zoning Regulations  
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)  
John Hasler  
Signature  
Judy Hasler  
Signature  
Address  
1615 Kurtz Avenue  
Lutherville, MD 21093  
City  
State  
Zip Code  
252-3549  
Phone No.  
Name, Address and phone number of legal owner, contact person or representative to be contacted  
Julius W. Lichter, Esq.  
305 W. Chesapeake Ave.  
Towson, MD 21204  
Phone No.  
321-0600

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of July, 1992, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: [Signature]  
DATE: 6-26-92  
ESTIMATED POSTING DATE: 7-12-92

ITEM #: 539

Affidavit in support of  
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/are presently reside at  
1631 Sparks Road  
Sparks, MD 21152  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: [Signature] [Signature]  
We have recently constructed a single family dwelling with a detached garage on a 1.7 acre lot. The garage is 24 feet in height, surmounted with a 4 feet, 6 inches high cupola. The height variance is needed because the garage is not attached to the house due to site constraints and design considerations. The garage, characterized with a steep gable roof, complements the house architecturally and could not have been built aesthetically within the 15 feet height limitation. To comply with the 15 feet height limitation would cause practical difficulty and would necessitate demolishing the garage. Further compliance with the 15 feet height limitation would be unnecessarily less-desirable. Finally, because the site is located well off Sparks Road on a large lot surrounded by other large lots, the granting of the requested variance will not adversely impact neighbors.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

[Signature] [Signature]  
John Hasler Judith C. Hasler  
Type of print name Type or print name  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of June, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN HASLER AND JUDITH C. HASLER

the Affiant(s), herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 26, 1992

My Commission Expires: March 1, 1995

#539  
ZONING DESCRIPTION  
92-506-A  
Beginning at a point on the south side of Sparks Rd. at the distance 2440 ft. ± south east of the centerline of Sparks Station Rd; thence running S 17° 40' 10" E 581.28 ft. thence W 89° 50' 50" W 230 ft., thence S 28° 27' 35" W 260.43 ft., thence S 30° 28' 50" E 270.86 ft., thence N 17° 40' 10" E 848.60 ft., thence N 81° 09' 10" E 22.32 ft. to the point of beginning, containing 1.740 AC ±. Also known as 1631 Sparks Rd. and located in the 10th Election District.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 10th Date of Posting: 7/2/92  
Posted for: [Signature]  
Petitioner: John & Judy Hasler  
Location of property: 1631 Sparks Rd., 1/2 x 1 1/4 E. Sparks Station Rd.  
Location of signs: Facing road way on front of property  
Remarks: [Signature]  
Posted by: [Signature]  
Number of signs: 1

92-506-A

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6190  
H92 Number: 539

Date: 6/26/92

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE FEE	1 X	\$50.00
080 - POSTING SIGNS / ADVERTISING	1 X	\$35.00
LAST NAME OF OWNER: HASLER	TOTAL:	\$85.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

92-506-A

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6190  
Number

Date: 6-26-92

Judith C. Hasler  
DR. John Hasler

For Residential Variance (Administrative) \$50.00  
Filing Fee 35.00  
Sign + posting \$85.00

Cashier Validation

040480101MCHRC  
BN 001102AM04-26-92  
Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue  
Towson, MD 21204

July 28, 1992

(410) 887-3353

Julius W. Lichter, Esquire  
305 W. Chesapeake Avenue, Suite 113  
Towson, MD 21204

RE: Item No. 539, Case No. 92-506-A  
Petitioner: John Hasler, et ux  
Petition for Administrative Variance

Dear Mr. Lichter:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

07/10/92  
Development Review Committee Response Form  
Authorized signature: *Arnold Jablon* Date: *7/13/92*

Project Name: Stonegate at Patapsco (Aerial Property)  
File Number: 90476  
Waiver Number: ZON DED  
Zoning Issue: TE (Waiting for developer to submit plans first)  
Meeting Date: 6-1-92

COUNT 1

Baltimore County - Southwestern Bell Mobile Systems  
533 6-29-92

DED STP

COUNT 1

✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 7-6-92 NC  
DED DEPRM RP STP TE  
✓ Mark M. Dunn And Darlene Dunn 534 NC  
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✓ Philip E. English And Deborah B. English 535 NC  
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✓ John And Judy Hasler 539 NC  
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✓ Paul J. And Marlene A. Leono 540 NC  
DED DEPRM RP STP TE  
✓ W. Claymore And Carol H. Sieck 541 NC  
DED DEPRM RP STP TE

Your petition has been received and accepted for filing this  
26th day of June, 1992

Received By:  
*Arnold Jablon*  
DIRECTOR

Chairman,  
Zoning Plans Advisory Committee

Petitioner: John Hasler, et ux  
Petitioner's Attorney: Julius W. Lichter

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING  
New Courts Building  
401 Bosley Avenue  
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section  
Office of Planning and Zoning

DATE: July 7, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - July 6, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Mark M. Dunn - Item 534  
Clark F. MacKenzie - Item 536  
John Hasler - Item 539  
W. Claymore Sieck - Item 541

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

7.06.92.txt  
Petitns.txt

RECEIVED  
JUL 14 1992  
ZONING OFFICE

BALTIMORE COUNTY GOVERNMENT  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

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COUNT 9  
FINAL TOTALS  
COUNT 10

Department of Environmental Protection & Resource Management

07/10/92  
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Authorized signature: *Arnold Jablon* Date: *7/13/92*

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Your petition has been received and accepted for filing this  
26th day of June, 1992

Received By:  
*Arnold Jablon*  
DIRECTOR

Chairman,  
Zoning Plans Advisory Committee

Petitioner: John Hasler, et ux  
Petitioner's Attorney: Julius W. Lichter

BALTIMORE COUNTY GOVERNMENT  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

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Chairman,  
Zoning Plans Advisory Committee

Petitioner: John Hasler, et ux  
Petitioner's Attorney: Julius W. Lichter

Department of Recreation and Parks

07/10/92  
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Petitioner's Attorney: Julius W. Lichter

BALTIMORE COUNTY GOVERNMENT  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

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Chairman,  
Zoning Plans Advisory Committee

Petitioner: John Hasler, et ux  
Petitioner's Attorney: Julius W. Lichter



Myron D. Brenner, M.D.

1703 Sparks Road  
Sparks, Maryland 21152  
301-771-4438

July 15, 1992

Lawrence Schmidt  
Zoning Commissioner  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Zoning Variance 92-506-A

Dear Mr. Schmidt:

I am writing in strong support of the request for the zoning variance noted above. We are the adjacent property owners, and will pass this new residence frequently.

With their architect, the owners have brought about buildings of uncommon esthetic quality. It would not be right for their project to be compromised by a new and overly strict interpretation of one zoning regulation. I cannot believe that the regulation in question was intended to prohibit the garage that has been built which, with its fine relation to house on site, adds considerably to the appeal of the project.

Yours respectfully,

Myron D. Brenner, M.D.

MB/dn

c: Levin and Gann

RECEIVED  
JUL 16 1992  
ZONING OFFICE

HARRY C. PULLEN

1625 Sparks Road  
Sparks, Maryland 21152

July 13, 1992

Baltimore County Government  
Office of the Zoning Commissioner  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Mr. Lawrence Schmidt, Zoning Commissioner

Re: Case Number 92-506-A, 1631 Sparks Road

Dear Mr. Schmidt:

This letter is to express my support of the above referenced zoning variance request to permit a 24' high free-standing garage with cupola. My property abuts the subject property on the western boundary line and I find the proposed structures very handsome. Indeed, if the garage were appended to the house as required by the zoning ordinance, a much larger building mass would be created than that of the two individual structures as proposed.

Sincerely,

Harry C. Pullen

HCP/wb

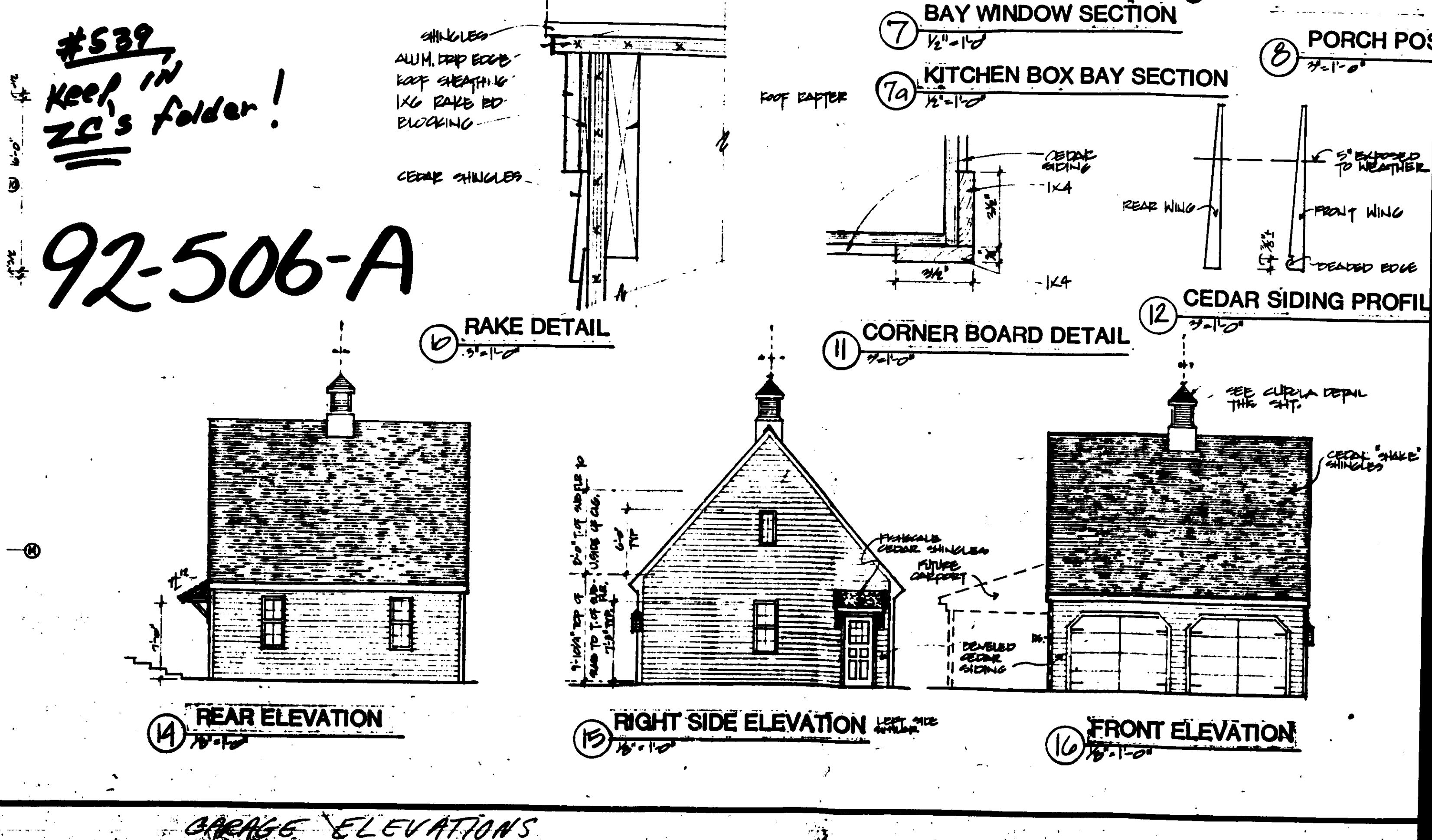
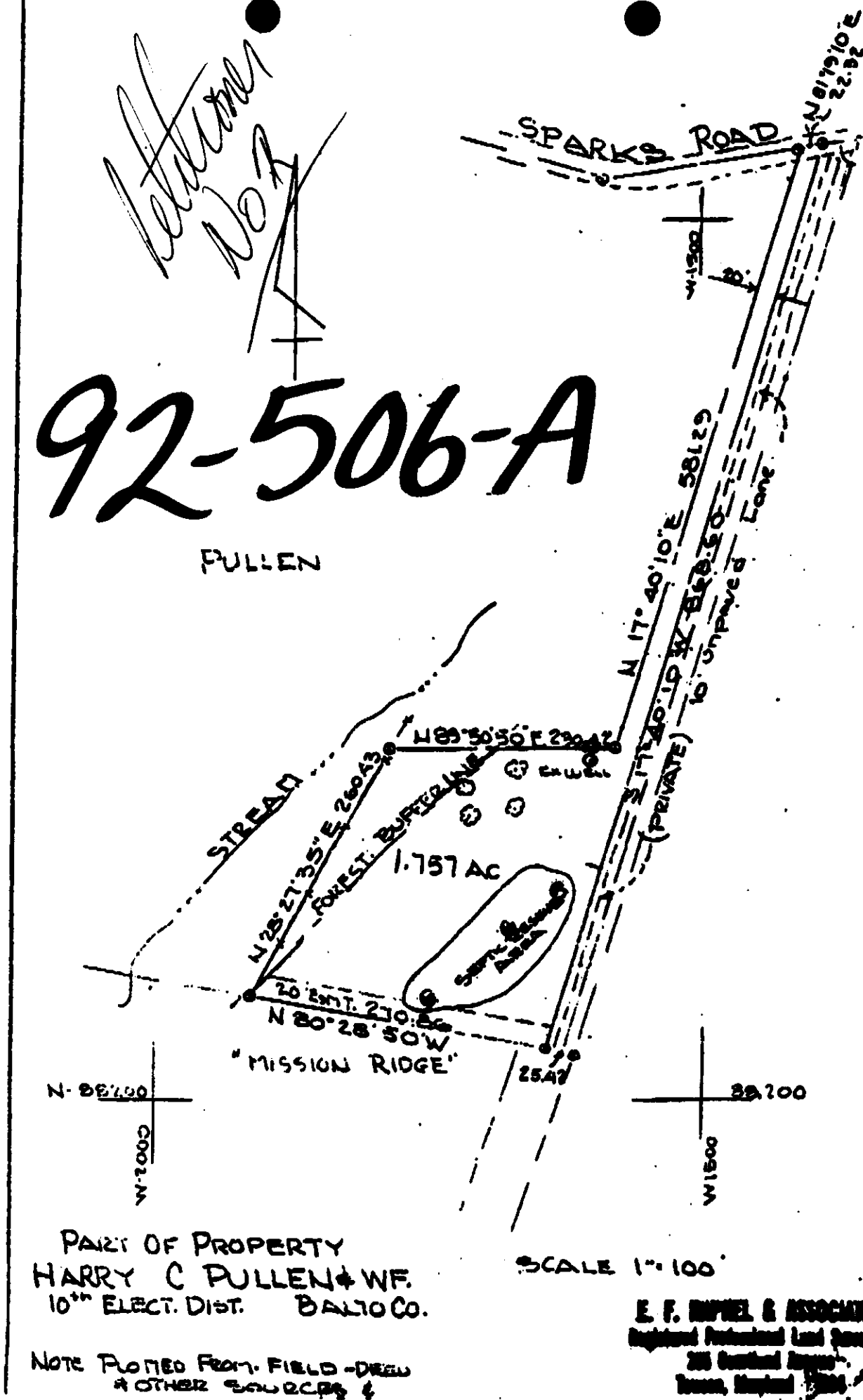
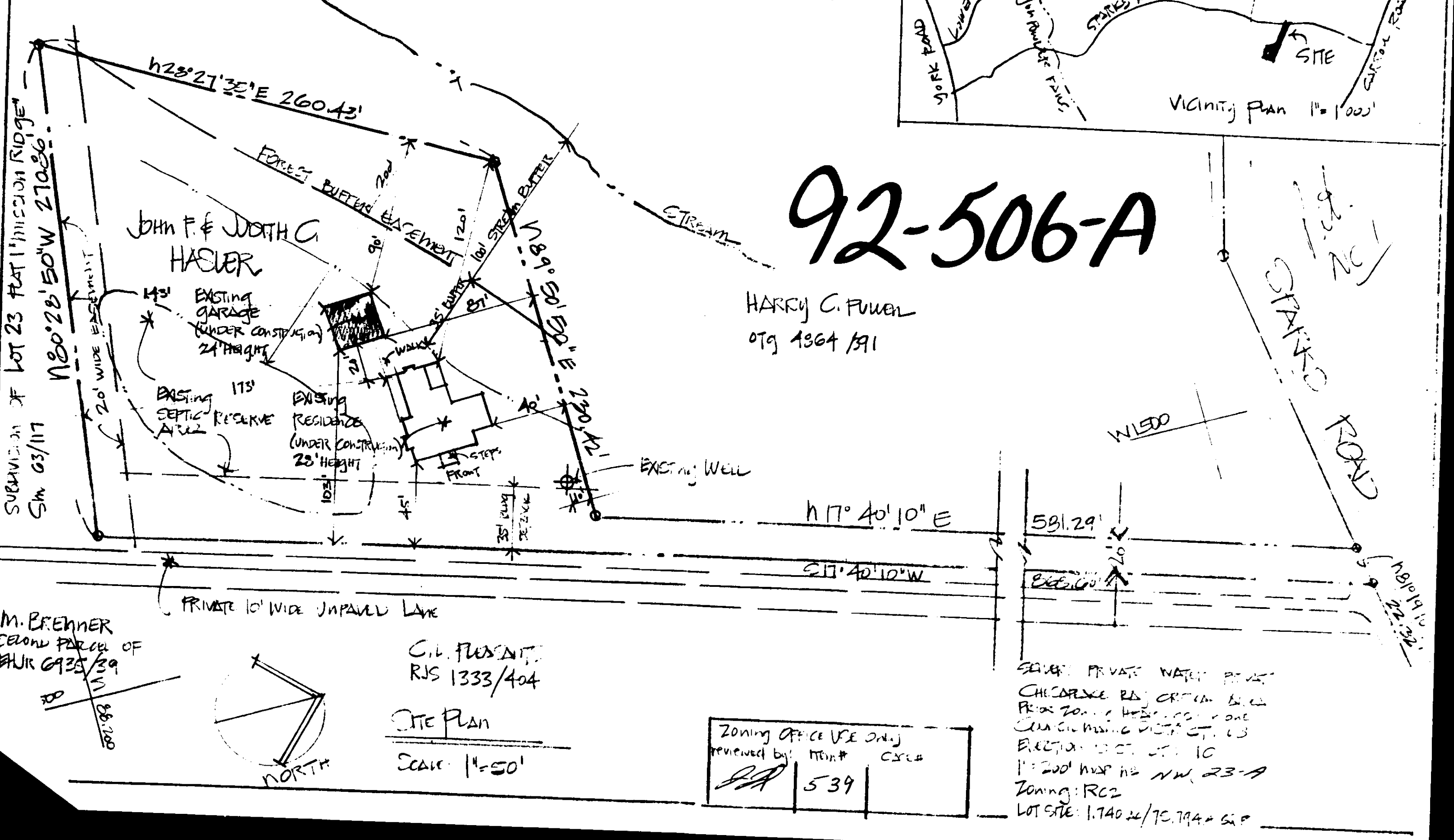
RECEIVED  
JUL 20 1992  
ZONING OFFICE

# FLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

1631 SPARKS ROAD

FLAT BOOK # POLY # LOT # SECTION #  
TAX ACCOUNT NO. 22 00 010 157

June 26, 1992  
OWNER: JOHN F. & JUDITH C. HASLER



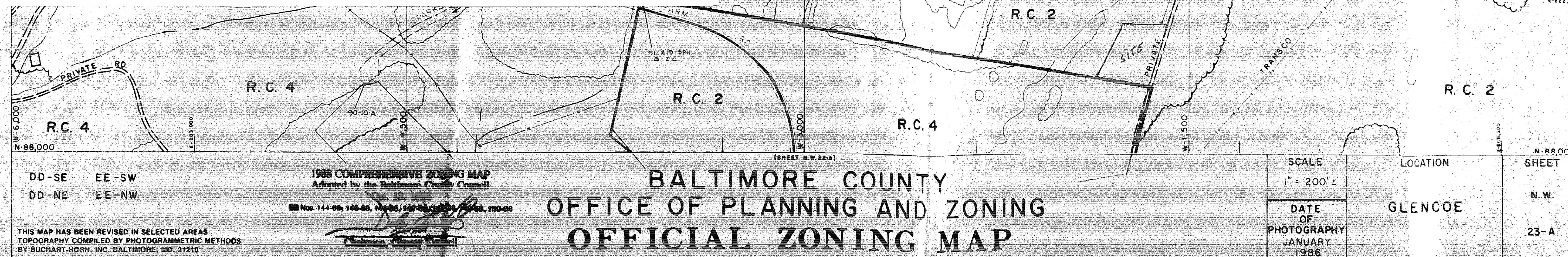




92-506-A #539

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION GLENCOE	SHEET N.W. 23-A
DATE OF PHOTOGRAPHY JANUARY 1986		



DD-SE EE-SW  
DD-NE EE-NW

1986 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1986  
Ord. Nos. 144-86, 145-86, 146-86, 147-86, 148-86, 149-86, 150-86

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION GLENCOE	SHEET N.W. 23-A
DATE OF PHOTOGRAPHY JANUARY 1986		

92-506-A

#539